



City of Tempe

MINUTES FOR THE STAFF ADVISORY COMMITTEE
(SAC) MEETING

June 25, 2001
Development Services Conf. Rm

STAFF ATTENDING:

Mark Vinson	Rob Conway
Chie Kondo	Jim Bond
Arlene Palisoc	Cliff Mattice
Steve Venker	Robert Yabes
Glenn Kephart	John DiTullio
Roger Austin	Bonnie Richardson
Michael Williams	Fred Brittingham
Debra Fink	Grace Kelly
Scot Siegel, OTAK	

- **INTRODUCTION BY FRED BRITTINGHAM**
- **OVERVIEW OF METHODOLOGY, ISSUES, NEIGHBORHOOD SURVEY AND TOOLBOX**

1. BURNING ISSUES

- **SECOND STORY** on single family residences – use permit or not. Discussion of history of use permit for a second story addition. Most use permits are approved, so why have use permit requirement?
- **MIXED USE** in new areas: Neighbors in South Tempe do not want mixed use, especially apartments. Should mixed use expand into areas down south? In South Tempe, people want what they have... let's give them what they have. Discussion of where Mixed Use zoning is appropriate.
- **OVERLAY DISTRICTS:** What should we look at and how are they structured? Now, there are 3 overlay districts: SW Tempe, Rio Salado and I-1, I-2, C-1 overlay district. What happens when you get several overlay districts overlapping? You can map the overlays with specific requirements in zoning ordinance. You can modify a zoning district or overlay district and use an overlay or if modifying a district by 80% or more, you can create a new zoning district. Ex) Portland Neighborhood plans contain zoning regulations to enforce plans
- **CITIZEN PARTICIPATION/NOTIFICATION:** How and when to notify citizens
- **STORMWATER RETENTION:** We are looking to find smaller retention areas instead of a city funded 10-\$ million stormwater system
- **PARKING, RETENTION, LANDSCAPING:** Ordinance requires so much parking, percentage of retention and landscaping, your result is that you can have a building with so many s.f. and so much parking required. It dictates your site plan.

- Building orientation and entrance location should also be considered. But the problem is that solar orientation is a luxury because retention and parking dictates design.
- We could do a neighborhood level, joint-drainage plan. Similar to a traffic impact fee, have drainage impact fees.
- PARKING: Can we combine the Transportation plan into a new parking section of the ordinance? Yes. And we could set a city-wide stand and have more stringent standards in specific areas, ex) employee parking areas and Rio Salado. We need DTC's parking study to determine parking management.
- CPTED : has concerns over alleys. Smart Growth definition does not include safety and security. Definition of family needs to be rewritten and enforced. Lighting standards, walls, need to be codified.